

# Grove.

FIND YOUR HOME



206 Hagley Road  
Hayley Green, Halesowen,  
West Midlands  
B63 1EB

Offers In The Region Of £475,000



Located in the highly sought-after area of Hayley Green, Halesowen, this charming detached home on Hagley Road combines character with generous living space, offering five well-proportioned bedrooms - ideal for growing families or those who enjoy hosting guests. The surrounding neighbourhood benefits from a strong community feel and convenient access to local amenities, including bus routes, motorway links, reputable schools such as Huntingtree School and nearby green spaces like Huntingtree Park, making it perfectly suited to both families and professionals.

The property features a well-maintained driveway leading to an inviting entrance porch and hallway. From here, you can access two spacious reception rooms and a large kitchen complete with a breakfast bar, perfect for both everyday living and entertaining. The kitchen also provides access to a rear porch, which includes a downstairs W.C., walk-in storage, and access to the garden. Upstairs, a distinctive dog-leg landing leads to five bedrooms and a family bathroom, offering flexible accommodation for a variety of needs. The rear garden is generously sized, providing ample space for relaxation, play or outdoor entertaining.

Blending spacious interiors with charming features, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this delightful house your next home. JH 08/05/2026  
V2EPC=D







#### Approach

Via tarmacadam driveway with block paved borders, double glazed door and window into entrance porch.

#### Entrance porch

Double glazed door into entrance hall.

#### Entrance hall

Two double glazed windows to either side, central heating radiator, door to under stairs storage, stairs to first floor accommodation and doors into two reception rooms and kitchen.

#### Dining room 13'9" into bay x 11'9" max 10'9" min (4.2 into bay x 3.6 max 3.3 min)

Double glazed stained glass bay window to front, central heating radiator.

#### Lounge 15'5" into bay x 10'9" min 11'9" max (4.7 into bay x 3.3 min 3.6 max)

Double glazed door and double glazed stained glass bay window to rear, central heating radiator.

#### Kitchen 10'5" x 15'8" (3.2 x 4.8)

Double glazed obscured window to side, double glazed window to rear, central heating radiator, inset ceiling light points, wall and base units with roll top surface over, breakfast bar to match, space for washing machine, tumble dryer, dishwasher and American style fridge freezer, oven, double sink with mixer tap and drainer, door to rear hall/porch.









#### Rear hall/porch

Double glazed obscured door to the side to garden, door to built in storage and door to downstairs w.c.

#### First floor landing

Central heating radiator, loft access and doors into:

Bedroom one 14'1" x 11'9" max 10'9" min (4.3 x 3.6 max 3.3 min)

Double glazed bay window to front, central heating radiator.

Bedroom two 13'9" x 11'9" max 10'9" min (4.2 x 3.6 max 3.3 min)

Double glazed window to rear, central heating radiator.

Bedroom three 10'9" x 8'10" (3.3 x 2.7)

Double glazed window to rear, central heating radiator.

Bedroom four 10'9" x 7'10" (3.3 x 2.4)

Double glazed bow window to front, central heating radiator.

Bedroom five 7'2" x 6'2" min 8'6" max (2.2 x 1.9 min 2.6 max)

Double glazed bow window to front, central heating radiator.

#### Bathroom

Double glazed obscured window to rear, vertical central heating towel rail, bath with electric shower over, central heating radiator, pedestal wash hand basin with mixer tap and low level flush w.c.

#### Rear garden

Decked patio area, lawn, further slabbed patio with shed and stone chipping area with mature shrubs to the borders.

Garage 17'4" x 7'10" (5.3 x 2.4)

Double opening doors to front, housing fuse box, gas meter, electric meter and central heating boiler, power and window to the side.

#### Tenure

References to the tenure of a property are based on

information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding  
Tax Band is E

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to

the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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